109.0	0003	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,232,800 / 1,232,800
					USE VALUE: 1,232,800 / 1,232,800
					ASSESSED: 1,232,800 / 1,232,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS SYLVAIN & LUCIE
Owner 2:	
Owner 3:	
Street 1:	5 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D & SARA Q -
Owner 2:	-
Street 1:	51 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,204 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3101 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6204.000	808,500		424,300	1,232,800
Total Card	0.142	808,500		424,300	1,232,800
Total Parcel	0.142	808,500		424,300	1,232,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.55 | /Parcel: 397.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69669

GIS Ref

GIS Ref

Insp Date 09/13/18

!8540!

PREVIOUS ASSESSMENT

Parcel ID 109.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,600	0	6,204.	424,300	616,900	616,900	Year End Roll	12/18/2019
2019	101	FV	166,200	0	6,204.	418,200	584,400	584,400	Year End Roll	1/3/2019
2018	101	FV	192,100	0	4,136.	288,400	480,500	480,500	Year End Roll	12/20/2017
2017	101	FV	192,100	0	4,136.	272,000	464,100	464,100	Year End Roll	1/3/2017
2016	101	FV	192,100	0	4,136.	250,300	442,400	442,400	Year End	1/4/2016
2015	101	FV	180,200	0	4,136.	234,000	414,200	414,200	Year End Roll	12/11/2014
2014	101	FV	180,200	0	4,136.	215,500	395,700	395,700	Year End Roll	12/16/2013
2013	101	FV	180,200	0	4,136.	215,500	395,700	395,700		12/13/2012

PRINT

Date	Time
12/10/20	23:06:36

LAST REV

Date	Time
06/01/20	11:44:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	73694-273	1	11/21/2019		1,350,000	No	No		
MIASOFI LLC,	71438-304	1	8/7/2018	Change>Sale	530,000	No	No		
FORAN JAMES P,	70937-142		4/30/2018	Change>Sale	468,000	No	No		Plans filed with deed changing land area see
REVALEON MABEL	29322-30		11/4/1998		164,000	No	No		Y

USER DEFINED

Prior Id # 1:	69669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2018	1920	Addition	275,000	O				
10/16/2018	1513	Foundati	4,500	C				
4/18/2003	281	Manual	1,850					REPLACE SHEET RK A

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
6/14/2019	Permit Visit	DGM	D Mann
9/13/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	189	PATRIOT
1/31/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6204		Sq. Ft.	Site		0	70.	0.98	6									424,283						424,300	

Total AC/HA: 0.14242 | Total SF/SM: 6204 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,283 | Spl Credit | Total: 424,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1950	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00194740
Const Adj.:	0.99989998
Adj $ / SQ:	125.231
Other Features:	138087
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810101
Depreciation:	1620
Depreciated Total:	808481

COMMENTS

CK COND WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

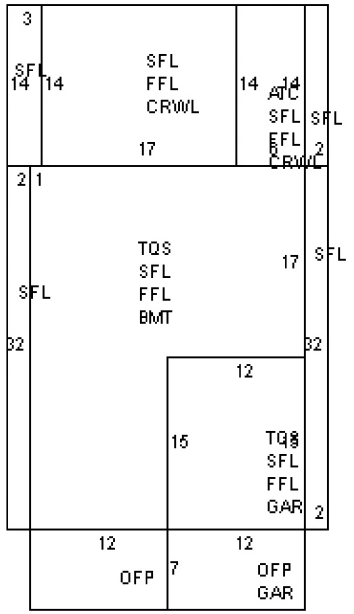
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.84
Special Features:	0	Val/Su Net:	186.94
Final Total:	808500	Val/Su SzAd	271.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	125.230	161,297
FFL	First Floor	1,090	125.230	136,502
BMT	Basement	588	44.610	26,233
TQS	3/4 Story	576	125.230	72,133
CRWL	Crawl Space	322	18.780	6,049
GAR	Garage	264	24.470	6,459
OFP	Open Porch	168	26.320	4,422
ATC	Attic	29	125.230	3,682
	Net Sketched Area:	4,325	Total:	416,777
Size Ad	2983.4	Gross Are	4572	FinArea 3101

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	